

Date: 12 February 2026
Application: 260231



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 260231

Applicant: Mr Rupert Spice

Site Address: Warren Farm, Forest Road, Binfield, Wokingham, RG40 5QY

Parish: St. Nicholas, Hurst

Grid Reference: Easting - 481390, Northing - 171887

Type of Development: Other Change of Use

Proposal: Full application for the change of use of the building to provide 4 no. units for storage and distribution use (Use Class B8). (Retrospective)

Case Officer: Rowan Reynolds

Development Management has received the above application, and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 260231. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **7 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	260231
Address:	Warren Farm, Forest Road, Binfield, Wokingham, RG40 5QY.		
Proposal:	Full application for the change of use of the building to provide 4 no. units for storage and distribution use (Use Class B8). (Retrospective)		
Type of Development:	Other Change of Use		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☒ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

General

The applicant proposes to change the use of former agriculture barn to four separate units for storage or distribution use (Class B8).

A Pre-application (Reference 243112) has been submitted prior to the formal planning application. The Highways have provided generic recommendations based on the description of the proposal and the Highways have requested further details to be provided in the formal application. A transport technical note and a planning statement have been submitted in this proposal, which are welcomed.

While this is not stated in the proposal description or the site plan, two residential dwellings have been repeatedly mentioned in the planning statement and the transport technical note. It is uncertain if two residential dwellings have been permitted or are being proposed as part of the proposal. Clarification is required.

Traffic Impacts

TRICS data has been used for the proposed trip rates, but the trip rates and site selection details have not been included in the technical note. The Highways have compared both the approved trip rates in WBC transport model (WSTM4) and the TRICS trip rates for Land Use 02/F, and the two-way trip rates during peak hours are not 0. Unless the site is only operated beyond the peak hours, the proposed trip generation are underestimated in Table 2.2.

The Highways have reassessed the anticipated trip generation with the approved trip rates in WBC transport model (WSTM4), the proposed traffic generated from the proposed B8 use is unlikely to have significant impacts on the wider highway network, which is acceptable for this instance.

Access

The pre-existing site is accessed via the private access road off Forest Road. Given no changes are proposed, the Highways assume the existing access arrangement to be utilised for the proposed uses.

The applicant is expected to include all required land for the private right of access to the site to be part of the red / blue line, and to confirm the applicant will have control on the land that is not part of the public highways. If applicant cannot demonstrate reasonable right of access at the proposed site and to the public highway, the Highways may recommend refusal to this applicant.

HGV are expected for the B8 use, which is confirmed in Table 2.2 of the Transport Technical Note. Insufficient details have been included in the submission regarding the largest permitted agricultural vehicles that have accessed the former barn, and the dimensions of the proposed goods vehicles. It is, therefore, uncertain if the existing access arrangement and turning area remain suitable for the proposed operations.

If the largest proposed types of vehicles for B8 use will be larger than the formal use, swept path analysis of the proposed vehicle shall be submitted to demonstrate that vehicle can enter and leave the driveway in forward gear.

If access alteration is required, visibility splays of the proposed site access to the nearside kerb of both directions shall be assessed.

Parking

The WBC Parking standards require 1 space/25m² for the first 250m², and 1 additional space/additional 200m² for Class B8 Storage and Distribution. Given the total floorspace involved is 280m², the Highways would require 11 parking spaces to be provided. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The applicant shall confirm if the parking provision within the red line are unallocated or allocated.

While it is welcomed that 10 no. parking spaces of suitable dimensions and a EVCP are indicated on the plan, the level of parking cannot fully comply with the council's parking requirement. One and two additional parking provisions are required if the parking provisions are unallocated and allocated, respectively.

Cycle Parking

According to the WBC Parking standards, 1 LT cycle space is required per 200m².

The transport technical note confirms that 'external, covered and secure cycle parking will be provided in a convenient location', which is welcomed. Details shall be indicated on the revised site plan or to be secured via planning conditions.

Conditions & Reasons (if required)			
Date:	19/2/2026	Signed:	JP